

File No: 99-101  
Prepared By & Return To:  
Bridgforth & Buntin  
P. O. Box 241  
Southaven, MS  
(601) 393-4450

BK 0347 PG 0286

STATE MS.-DESOTO CO. *W*  
FILE

FEB 8 4 29 PM '99

**WARRANTY DEED**

GARY MCGUARY, ET UX

BK 347 PG 286  
W.F. DAVIS CH. CLK.

GRANTOR(S)

TO

LENA R. HENNAN, ET AL

GRANTEE(S)

FOR AND IN CONSIDERATION of the sum of Ten Dollars (\$10.00), cash in hand paid, and other good, and valuable considerations, the receipt of all of which is hereby acknowledged, GARY MCGUARY and wife, MAMIE R. MCGUARY, do hereby sell, convey and warrant unto LENA R. HENNAN and ALAN L. CHESNUT, as joint tenants with full rights of survivorship and not as tenants in common, the land lying and being situated in DeSoto County, Mississippi, described as follows, to-wit:

Two acres, more or less, in part of the Southwest Quarter, of Section 12, Township 2, Range 7 West, DeSoto County, Mississippi, more particularly described as Beginning at the Northwest Corner of Tract No. 3 in that certain deed of record in Book 19, Page 443, in the office of the Chancery Clerk of DeSoto County, Mississippi; running thence South a distance of 207 feet to a point; thence East a distance of 559 feet to the center of Memphis and Germantown Road to a point; thence North a distance of 143 feet along the center line of Memphis and Germantown Road to a point; thence West a distance of 438 feet to the point of beginning, intending to convey two acres, more or less acres of land; being the same property conveyed to Walter C. McKnatt, et ux by deed of record in Book 85, Page 351, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The warranty in this deed is subject to rights of way and easements for public roads and public utilities, subdivision and zoning regulations in effect in DeSoto County, Mississippi, and further subject to all applicable building restrictions and the restrictive covenants of record.

Taxes for the current year have been pro-rated on an estimated basis.

Possession is to be given with deed.

WITNESS our signatures this the 29th day of January, 1999.

*Gary McGuary*  
GARY MCGUARY

*Mamie R. McGuary*  
MAMIE R. MCGUARY

STATE OF MISSISSIPPI  
COUNTY OF DESOTO

PERSONALLY appeared before me, the undersigned authority in and for said County and State, on this 29th day of January, 1999 within my jurisdiction, the within named GARY MCGUARY and wife, MAMIE R. MCGUARY, who acknowledged that they executed the above and foregoing instrument.

My Commission expires:

8-14-2001

Grantor Address & Phone:

12661 Whispering Pines

Olive Branch, MS 38654

(H) 895-7993

(W) 901-454-5016

*Peggy W. Pettigrew*  
NOTARY PUBLIC

Grantee Address & Phone:

4235 Pleasant Hill Road W

Olive Branch, MS 38654

(H) 601-893-4023

(W) 901-922-8161

